



Peach Select Veterans Assistance Loan Program Term Sheet

Eligible Borrower	Veterans
Assumable	Subject to qualifying
Interest Rate	5% (Per rate committee)
Loan Term	30 Years
Loan Types	VA
Max Loan Amount	Per Georgia Dream guidelines
Down Payment	None
Max MRB Income	Per Georgia Dream guidelines
Max Acquisition Cost	Per Georgia Dream guidelines
Eligible Properties	Per Georgia Dream guidelines
Homebuyer Ed	Yes
AUS Requirements	DU/LP
Manual Underwriting	Per Georgia Dream guidelines
Min Credit Score	640
Max Debt-to-Income Ratio	Per AUS (Manual underwrite will be allowed)
Max Loan-to-Value Ratio	100%
Min Investment	\$500
Required Reserves	Per insurer
Mortgage Insurance	Required by loan type
Occupancy	Owner occupied 60 days after closing
Additional Documentation/Forms	DD-214, DD-4
Pre-Payment Penalty	None
Subject to Recapture	
Escrows	Required
Allowable Fees to be charged	Per Georgia Dream guidelines
Lender Compensation	Origination fee capped at 2%
Compliance Review	Priority status